020.0	0003	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	1,044,200 /	1,044,200
USE VALUE:	1,044,200 /	1,044,200
ASSESSED:	1,044,200 /	1,044,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
122		SPY POND PKWY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FANTASIA SALVATORE/FRANCA
Owner 2:	
Owner 3:	
Street 1:	122 SPY POND PKWY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FANTASIA SALVATORE/FRANCA -
Owner 2:	TRS/FRANCA FANTASIA TRUST -
Street 1:	122 SPY POND PKWY
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,376 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1967, having primarily Vinyl Exterior and 2217 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7376.000	335,600		708,600	1,044,200
Total Card	0.169	335,600		708,600	1,044,200
Total Parcel	0.169	335,600		708,600	1,044,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 471.00 | /Parcel: 471.0

Legal Description

User Acct 14200

GIS Ref

GIS Ref

Insp Date 12/08/17

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 020.0-0003-0003.0

!1663!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	335,400	0	7,376.	708,600	1,044,000	1,044,000	Year End Roll	12/18/2019
2019	101	FV	288,500	0	7,376.	775,900	1,064,400	1,064,400	Year End Roll	1/3/2019
2018	101	FV	287,900	0	7,376.	493,800	781,700	781,700	Year End Roll	12/20/2017
2017	101	FV	287,900	0	7,376.	451,500	739,400	739,400	Year End Roll	1/3/2017
2016	101	FV	287,900	0	7,376.	366,800	654,700	654,700	Year End	1/4/2016
2015	101	FV	267,200	0	7,376.	366,800	634,000	634,000	Year End Roll	12/11/2014
2014	101	FV	267,200	0	7,376.	334,400	601,600	601,600	Year End Roll	12/16/2013
2013	101	FV	267,200	0	7,376.	318,100	585,300	585,300		12/13/2012

PRINT

Date	Time
12/10/20	17:14:09

LAST REV

Date	Time
10/24/19	15:22:15
apro	
1663	

USER DEFINED

Prior Id # 1:	14200
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FANTASIA SALVAT	52404-179		3/16/2009	Family	1	No	No		
FANTASIA SALVAT	48224-62		9/26/2006	Family	99	No	No		
	10628-464		9/1/1964			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/9/2008	762	Siding	14,600			G9	GR FY09	
6/19/2008	675	Re-Roof	49,855					12 windows 1 storm

ACTIVITY INFORMATION

Date	Result	By	Name
12/8/2017	MEAS&NOTICE	BS	Barbara S
2/2/2009	Meas/Inspect	189	PATRIOT
11/14/2000	Hearing Chag	189	PATRIOT
9/28/1999	Meas/Inspect	256	PATRIOT
9/4/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7376		Sq. Ft.	Site		0	85.	1.13	2			Water F	30					708,611						708,600	

Total AC/HA: 0.16933 | Total SF/SM: 7376 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 708,611 | Spl Credit | Total: 708,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1967	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	50	%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Average
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.02945638
Adj $ / SQ:	132.028
Other Features:	129528
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	456042
Depreciation:	120395
Depreciated Total:	335647

COMMENTS

1 NON FUNC FP.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

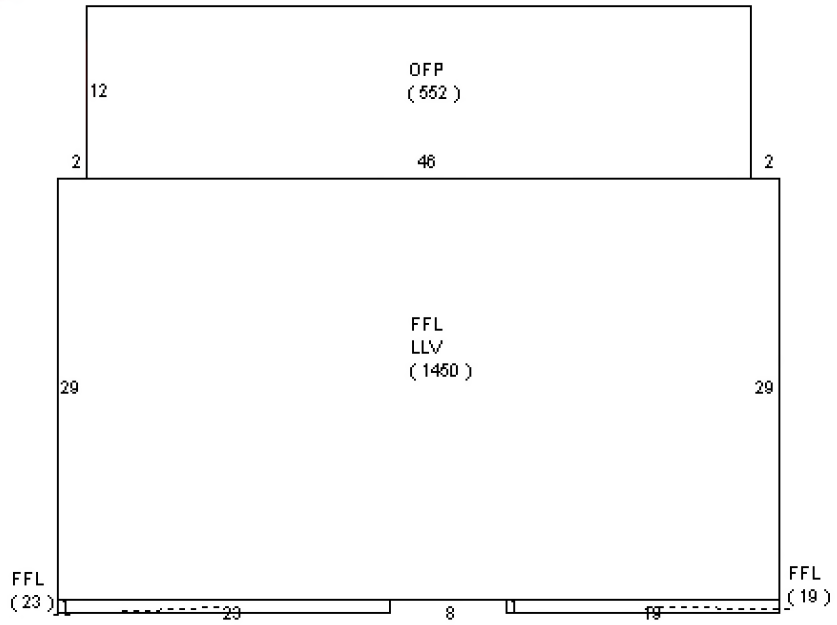
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	132.03
Special Features:	0	Val/Su Net:	96.05
Final Total:	335600	Val/Su SzAd	224.93

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,492	132.030	196,985
LLV	Lower Level	1,450	81.690	118,454
OFP	Open Porch	552	20.060	11,075

Net Sketched Area:	3,494	Total:	326,514
Size Ad	1492	Gross Are	3494	FinArea	2217
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50	C	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

020.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	12X8	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc